



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

January 25, 2013

Red Branch Warehouse Association, LP
8600 Snowden River Parkway, Suite #207
Columbia, Maryland 21045
Attn: Ivy Yates

RE: WP-13-109, Oakland Ridge Industrial Park, Lots 12 – 16 (Bridgeway Youth Ministry)

Dear Ms. Yates:

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request to waive **Section 16.155(a)(1)** of the Subdivision and Land Development Regulations, which states that a site development plan is required for any establishment of a non-residential use. The applicant is proposing to change the existing flex space use to a religious use for a youth ministry activity center.

Approval is subject to the following conditions:

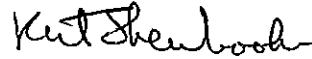
1. The waiver petition plan exhibit shall serve as the substitute for a site development plan for development. The waiver petition exhibit shall be submitted as an Original Mylar and receive signature approval from DPZ prior to applying for permits. The Original Mylar shall be submitted within 60-days of this letter (on or before March 26, 2013). All improvements shown on the exhibit must be constructed per the plan exhibit.
2. The proposed religious use for the Bridgeway Youth Center may not exceed 50 students on-site at one time in accordance with the Parking Analysis Chart on the plan exhibit.
3. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.
4. Compliance with the bulk requirements for the NT Zoning District under FDP-25-A-IV.
5. Any students walking to and from the Bridgeway Church facility located at 9189 Red Branch Road to the Youth Ministry located at 9179 Red Branch Road using the existing trail/pathway shall be the responsibility of the Bridgeway church. The church is requested to provide directional signage and/or crosswalks through the parking lot serving the Youth Ministry to provide additional pedestrian safety for the children.

Indicate this waiver petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building

permits. This requested waiver will remain valid for the time period specified in the conditions of approval or as long as this permit remains in active processing.

If you have any questions, please contact Julia Boone at (410) 313-2350 or email at jboone@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/JB:jb

cc: Research
DED
DILP
Zoning
Robert H. Vogel Engineering, Inc.